

ORDINANCE NO. 11-06

**TO AMEND CERTAIN PORTIONS OF THE
UNIFIED ZONING ORDINANCE OF TIPPECANOE COUNTY, INDIANA,
DESIGNATING THE TIME WHEN THE SAME SHALL TAKE EFFECT.**

**BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF WEST LAFAYETTE,
INDIANA THAT ORDINANCE NO. 32-97 IS HEREBY AMENDED AS FOLLOWS:**

Section 1: Ordinance No. 32-97 of the City of West Lafayette, Indiana, is hereby amended to rezone the following described real estate, to-wit:

Lot Numbered One (1) in Scheffee and Royse's Addition to West Lafayette, said Addition being laid out upon and is a subdivision of Lots Numbered 25 and 26 in the Town of Chauncey, and said Lots 25 and 26 are laid out upon parts of the East Half of the Southeast Quarter of Section 19 and of the West Half of the Southwest Quarter of section 20, all in Township 23 North, Range 4 West.

EXCEPTING THEREFROM: A part of Lot 1 in Scheffee and Royse's Addition to West Lafayette, the plat of which is recorded in Deed Record 96, Page 391 in the office of the Recorder of Tippecanoe County, Indiana, described as follows:

Beginning at the Southeast corner of said lot: thence North 51° 07' 05" West 25.99 feet along the Southwestern line of said lot: thence North 71° 09' 51" East 33.56 feet to the Southeastern line of said lot: thence South 23° 00' 15" West 29.49 feet along said Southeastern line to the point of beginning and containing 369 square feet, more or less.

ALSO:

Lots numbered Two (2) and Three (3) in Scheffee and Royse's Addition to West Lafayette, Indiana, as platted upon Lots numbered Twenty-five (25) and Twenty-six (26) in the Original Plat of Chauncey. Said Original Plat of Chauncey being laid out and platted upon a part of the East half of the Southeast Quarter of Section Nineteen (19) and a part of the Southwest Fractional Quarter of Section Twenty (20), all in Township Twenty-three (23) North, Range Four (4) West. Located in Wabash Township, Tippecanoe County, Indiana.

ALSO:

A strip of ground fifty (50) feet of even width off of the entire Southeasterly side of Lot numbered Five (5) in Smiley's Subdivision of a part of Lot Twenty-seven (27) in the Original Plat of Chauncey, now the City of West Lafayette, said fifty (50) foot strip being more particularly described as follows, to-wit: Beginning at a point marked by an iron pin on the Southerly line of said Lot Five (5) a distance of six and 63/100 (6.63) feet Easterly of the Southwest corner of said Lot, said corner also being the Southeasterly corner of Lot Four (4) in said Subdivision; thence Easterly along said Southerly line to the Southeast corner of said Lot Five (5) a distance of Fifty (50) feet, said corner being marked by an iron pin; thence Northeasterly along the Easterly line of said Lot Five (5) to the Northeast corner thereof a distance of sixty and 7/10 (60.7) feet, said corner being marked by an iron pin; thence westerly along the Northeasterly line of said Lot a distance of fifty (50) feet to a point marked by an iron pin, which point is nine and 26/100 (9.26) feet Easterly from the Northwest corner of said Lot; thence Southerly seventy-two and 55/100 (72.55) feet to the place of beginning. Located in Wabash Township, Tippecanoe County, Indiana.

Section 2: Said real estate is hereby rezoned as follows:

FROM: "R3W" and "PDMX" Districts
TO: "PDRS" District

Section 3: This ordinance shall be in full force and effect from and after its passage and signing by the Mayor.

INTRODUCED AND FILED ON THE ____ DAY OF _____, 2006.

DULY ORDAINED PASSED AND ADOPTED BY THE COMMON COUNCIL OF THE CITY OF WEST LAFAYETTE, INDIANA ON THE ____ DAY OF _____, 2006,
HAVING BEEN PASSED BY A VOTE OF _____ IN FAVOR AND _____ OPPOSED.

Presiding Officer

Attest:

Judith C. Rhodes, Clerk-Treasurer

PRESENTED BY ME TO THE MAYOR OF THE CITY OF WEST LAFAYETTE, INDIANA ON
THE __ DAY OF _____, 2006, AT THE HOUR OF _____.

Judith C. Rhodes, Clerk-Treasurer

THIS ORDINANCE APPROVED AND SIGNED BY ME ON THE ____ DAY OF _____,
2006 AT THE HOUR OF _____.

Jan Mills, Mayor

Attest:

Judith C. Rhodes, Clerk-Treasurer

20 NORTH 3RD STREET
LAFAYETTE, INDIANA 47901-1209

(765) 423-9242
(765) 423-9154 [FAX]

SALLIE DELL FAHEY
EXECUTIVE DIRECTOR

March 16, 2006
Ref. No.: 06-157

West Lafayette Common Council
Judy Rhodes, Clerk
609 West Navajo Street
West Lafayette, IN 47906

RECEIVED

MAR 17 2006

CLERK - TREASURER

CERTIFICATION

RE: Z-2283—MICHAEL J. & EMILY J. LIN (LINWOOD PD) (R3W & PDMX to PDRS):

Petitioners are requesting rezoning for the purpose of removing four existing buildings on site and constructing a 23-unit (52 bedroom) apartment building on property located at the northwest corner of South River Road and Wood Street and including a lot on the south side of Wood Street (101 E. Wood Street) across from the proposed building at 135, 139 and 145 S. River Road, West Lafayette, Wabash 19 (SE) 23-4.

Dear Council:

As Secretary to the Area Plan Commission of Tippecanoe County, I do hereby certify that at a public hearing held on March 15, 2006, the Area Plan Commission of Tippecanoe County voted 10 yes - 0 no on the motion to rezone the subject real estate from R3W and PDMX TO PDRS. Therefore, the Area Plan Commission of Tippecanoe County recommends to the West Lafayette Common Council that the proposed rezoning ordinance be APPROVED for the property described in the attachment contingent on meeting all requirements of UZO 2-27-10 for submission of Final Detailed Plans, signed off by those noted in the section, to include:

1. Correcting the cover sheet to read **R3W and** PDMX to PDRS;
2. All sheets (other than the preliminary plat) that make up the approved Preliminary Plan;
3. A final plat, per UZO Appendix B-3-2 as applicable;
4. Final approval of landscape plan and plant schedule by the West Lafayette Greenspace Administrator;
5. An INDOT-approved curb cut on South River Road, with revised drawings should the location or the dimensions of the curb cut change.

Public Notice has been given that this petition will be heard before the West Lafayette Common Council at its April 3, 2006 regular meeting. Petitioners or their representatives must appear to present their case.

Sincerely,

A handwritten signature in black ink, reading "Sallie Dell Fahey". The signature is fluid and cursive, with the first name "Sallie" being the most prominent.

Sallie Dell Fahey
Executive Director

SDF/lmu

Enclosures: Planned Development drawings and Ordinances

cc: Michael & Emily Lin
Grace Lin
Paul Coutts
Mick Brinkerhoff, INDOT
Dave Buck
John Meluch, Verizon
Kerry Plantenga, Insight Communications
Jim Yarnal, Vectron
Jeff Beumel, Cinergy PSI

Z-2283
MICHAEL J. AND EMILY J. LIN
LINWOOD PLANNED DEVELOPMENT
R3W & PDMX TO PDRS

STAFF REPORT
9 March 2006

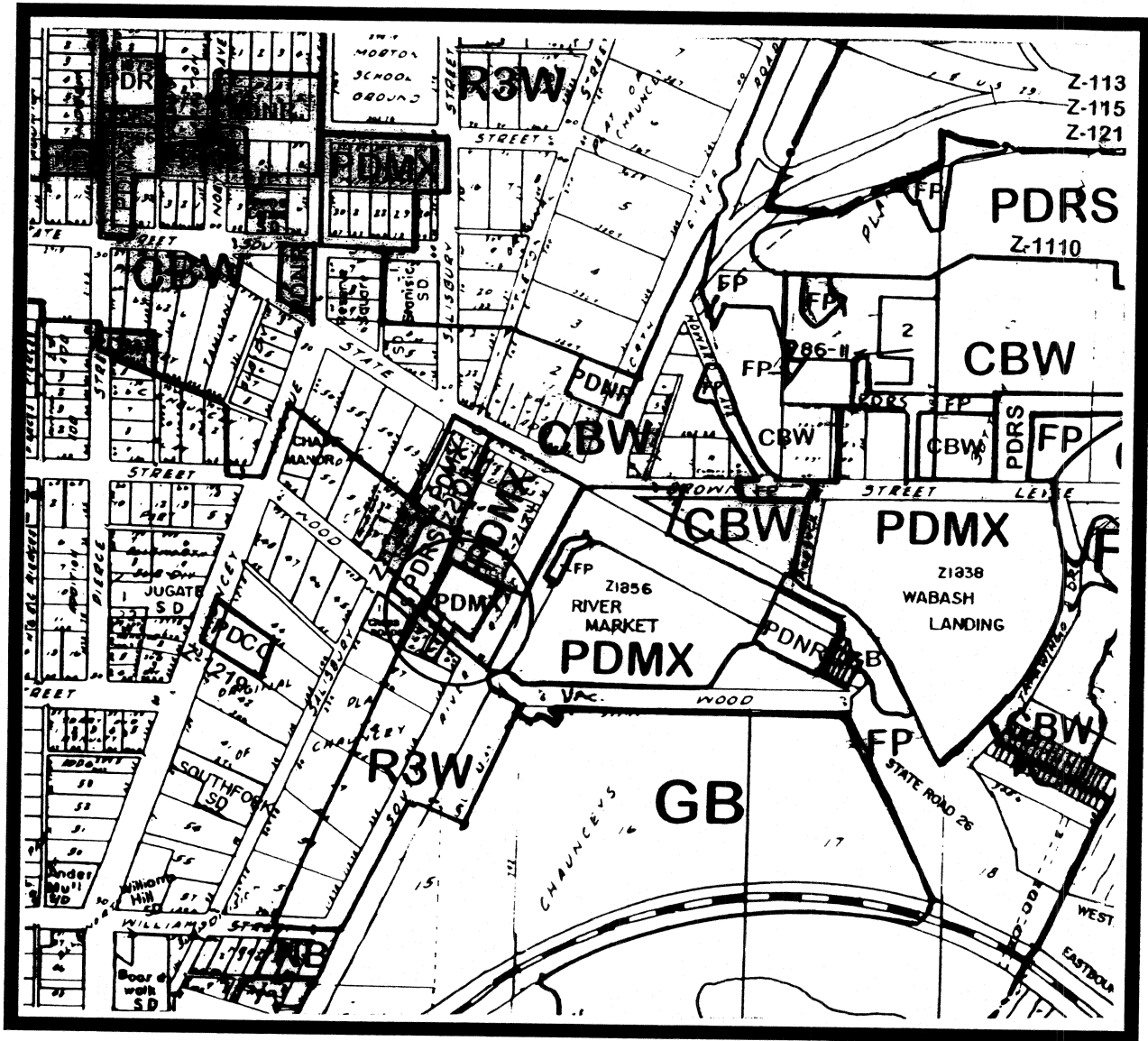
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MAR 17 2006

CLERK - TREASURER

Z-2283
Linwood PD

(R3W and PDMX to PDRS)



Scale 1" = 500'

Z-2283
MICHAEL J. AND EMILY J. LIN
LINWOOD PLANNED DEVELOPMENT
R3W & PDMX to PDRS

Staff Report
9 March 2006

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioners, represented by C&S Engineering, are requesting rezoning from PDMX & R3W to PDRS for the purpose of removing four existing buildings on site and constructing a 23-unit (52 bedroom) apartment building and parking structure on property located at the northwest corner of South River Road and Wood Street and including a lot on the south side of Wood Street (101 E. Wood Street) across from the proposed building at 135, 139 and 145 S. River Road, West Lafayette, Wabash 19 (SE) 23-4.

ZONING HISTORY AND AREA ZONING PATTERNS:

The project in this case is comprised of two separate sites. The building lot (proposed Linwood PD Lot 1) is zoned PDMX; the parking lot (proposed Linwood PD Lot 2) is zoned R3W. Lot 1, located on the NW corner of South River Road and Wood Street, was rezoned from R3W to PDMX in January 2001 (Z-1988). That approval expired when the developer failed to record final detailed plans within two years of being adopted. During the last 5 years, virtually all rezone requests in the surrounding area have been planned developments. Within the same block as petitioners' property there are four planned developments; Woodbury Z-2270, State Street Towers Z-2134, Salisbury Place Z-2105 & Woodwind Condos Z-1265. Lot 2, located on the south side of Wood Street east of South River Road, is zoned R3W as is a large area to the south; to the north is CBW; and to the east is a mix of GB, CBW, Planned Development and some Flood Plain associated with the Wabash River.

AREA LAND USE PATTERNS:

Lot 1 is steeply sloped with three older single-family homes converted to student apartments, and has a total of 11 dwelling units (17 bedrooms) and limited off-street parking. Lot 2 is across Wood Street and has an existing 1-story two bedroom house. Land use south, southwest of this site is residential with both large student apartment complexes and single-family homes converted to multi-family units. To the north along both South River Road and State Street, land use is a mix of retail/commercial and residential. Further west, in the Village, and to the east, in and around the Levee, uses are more commercial. Purdue campus is 3- 4 blocks west, northwest.

TRAFFIC AND TRANSPORTATION:

The building site for this project is located on Lot 1 at the northwest corner of Wood St and South River Road (US 231). A separate parking lot is shown on Lot 2, across Wood Street to the south, one lot west of the intersection with South River Road. All but seven (7) of the fifty-two (52) parking spaces are on Lot 1, in one of three locations: Eight (8) surface spaces on the east side of the building, with access from South River Road; twenty-nine (29) spaces in the parking structure, interior to the building, with access from Wood Street; and eight (8) surface spaces on the west side of the building with access off the alley. The parking lot, on Lot 2, across Wood Street to the south, contains 7 surface spaces only. A single bike rack is located next to the dumpster at the northwest corner of the building lot with access from the alley. The negotiated

parking standard for this project is one space per bedroom. Petitioner has agreed that leases will restrict occupancy to one person per bedroom, thereby assuring the need for only 52 parking spaces for residents. In addition, parking spaces will be assigned.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

City utilities and Indiana-American water are available on site. Significant use of landscape material shown on Lots 1 and 2 give the project 27.20% green space. A dumpster for use by residents is located on the alley within a 3-sided, 6-foot tall wood fence enclosure. Ground floor apartments with outside patios are enclosed with a 30" tall metal railing.

STAFF COMMENTS:

Petitioners' original PD, adopted in 2001, allowed a mix of commercial and residential uses. Five years after receiving West Lafayette Council approval, the same petitioners and site are back with a new request and new concept. The project no longer includes space for commercial land use. A quick survey of vacant commercial/retail space within a half mile radius of this site has convinced the owners to design a planned development exclusively for residential use.

Petitioners' plans show the replacement of four older converted single-family residences with a new apartment building designed to fit the steeply sloped site with 4 stories in front facing South River Road and 2 stories to the rear facing the alley. The existing older homes have a maximum occupancy of 26 persons. The new building would have a maximum occupancy of 52 persons. APC and West Lafayette City staff supports the "1-bed/1-parking space" negotiated because the project is close to campus, and the lease restrictions are fixed through the PD process.

The last West Lafayette PD approved in this area was adopted by City Council last month. That project, less than 125' west of petitioners' site, was also designed for use as student apartments. Staff comments supporting the project included:

"Efforts by the city to work with near campus neighborhoods north of the Village include a history of supporting neighborhood preservation and reintroduction of families and owner-occupied housing in those areas less suitable for student housing while also encouraging appropriate higher density student apartments closer to campus in neighborhoods primarily student populated. This site, south of State Street is surrounded by student apartments and is consistent with the city's philosophy of appropriate student rental housing close to campus."

The location and proximity of this current site, 3-4 blocks east of the Village, makes it ideal for student or staff housing. Redeveloping substandard converted single-family homes south of State Street with purpose-built rental housing in an area already dominated by Purdue student rentals is a request both APC and City staff can support.

STAFF RECOMMENDATION:

Approval, contingent on meeting all requirements of NewUZO 2-27-10 for submission of Final Detailed Plans, signed off by those noted in that section, to include:

1. correcting the cover sheet to read **R3W and** PDMX to PDRS
2. all sheets (other than the preliminary plat) that make up the approved Preliminary Plan;
3. a final plat, per NewUZO Appendix B-3-2 as applicable;
4. final approval of landscape plan and plant schedule by the West Lafayette Greenspace Administrator;
5. an INDOT-approved curb cut on South River Road, with revised drawings should the location or dimensions of the curb cut change.

REV	BY	DATE	DESCRIPTION

W&A ARCHITECTURE, P.C.
 211 Alabama Street
 Lafayette, IN 47901
 Phone (765) 425-5889 Fax (765) 425-6665

WOOD ST. APARTMENTS
 West Lafayette, Indiana
WOOD ST.

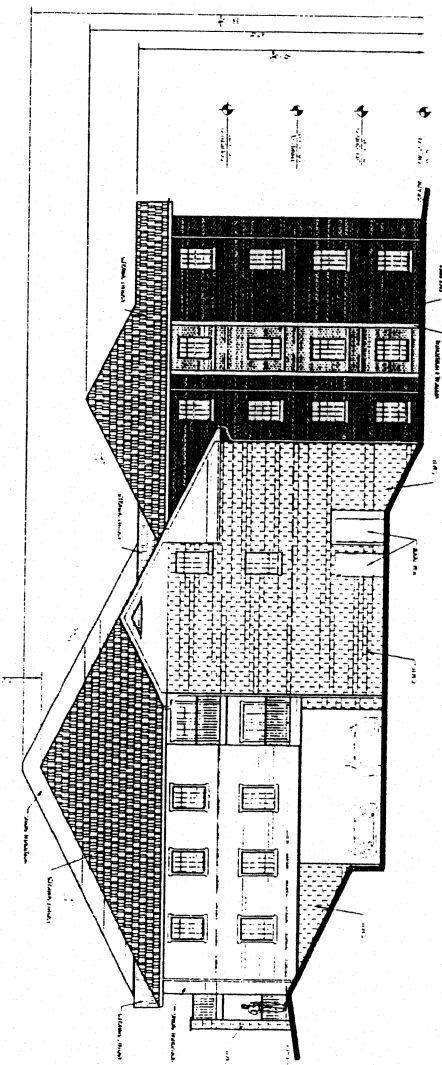
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A-5

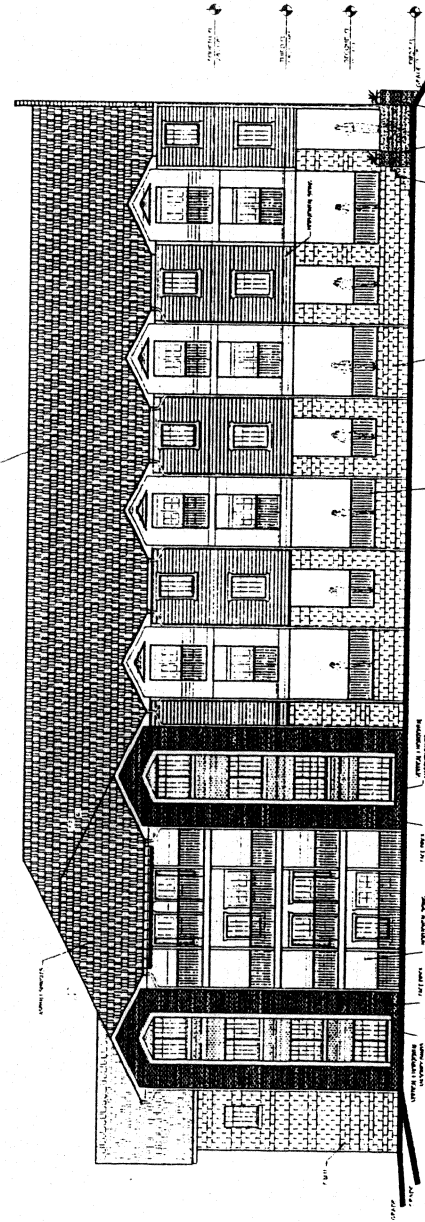
CS ENGINEERING
 Civil Engineers • Land Surveyors

SOUTH & EAST ELEVATION VIEWS
 LINWOOD PLANNED DEVELOPMENT
 CITY OF WEST LAFAYETTE, INDIANA

NO.	DATE	BY	FOR	PROJECT	DATE	BY	FOR	PROJECT
1	1/26/16	DMM	CS	WOOD ST. APARTMENTS	1/26/16	DMM	CS	WOOD ST. APARTMENTS
2	1/26/16	DMM	CS	WOOD ST. APARTMENTS	1/26/16	DMM	CS	WOOD ST. APARTMENTS
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10	1/26/16	DMM	CS	WOOD ST. APARTMENTS	1/26/16	DMM	CS	WOOD ST. APARTMENTS
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SOUTH ELEVATION
 SCALE 1/8" = 1'-0"



EAST ELEVATION
 SCALE 1/8" = 1'-0"

REV	DATE	DESCRIPTION

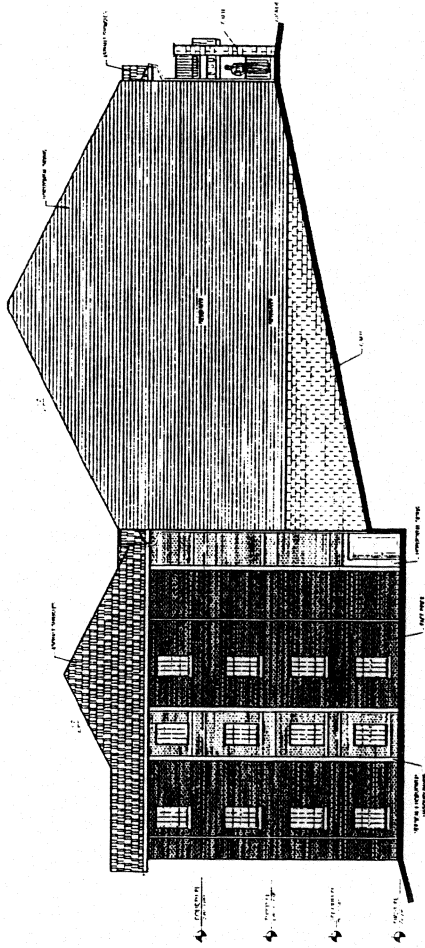
WALL ARCHITECTURE, P.C.
 ARCHITECTS - PLANNERS - ENGINEERS
 211 Alabama Street
 Lafayette, LA 70501
 Phone (504) 435-5880 Fax (504) 435-6666

WOOD ST. APARTMENTS
 West Lafayette, Indiana
 WOOD ST.

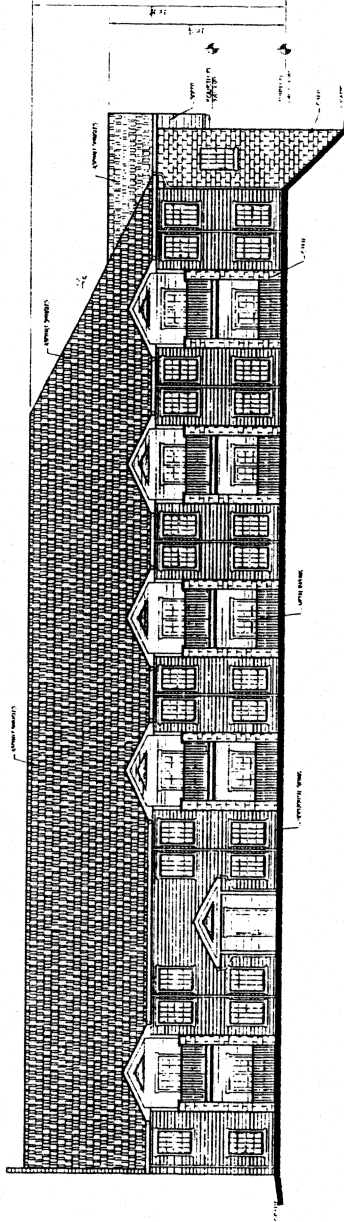
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A-6

ELEVATIONS



NORTH ELEVATION
 SCALE: 1/8" = 1'-0"



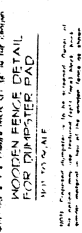
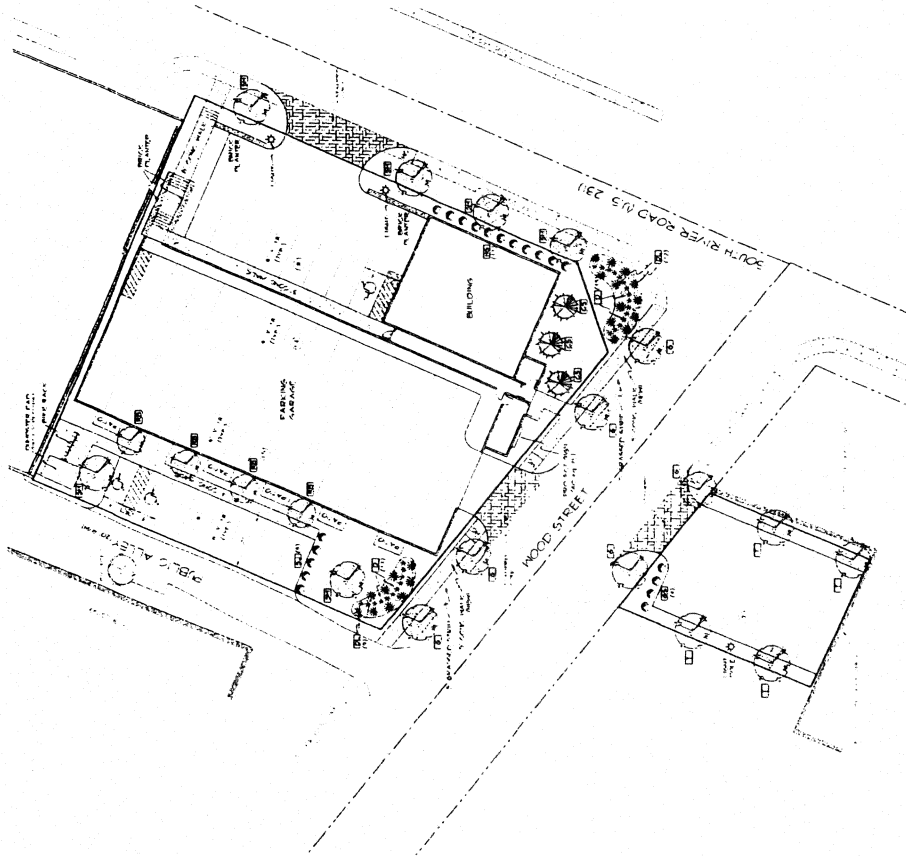
WEST ELEVATION
 SCALE: 1/8" = 1'-0"

C&S ENGINEERING
 Civil Engineers • Land Surveyors

NORTH & WEST ELEVATION VIEWS
 LINWOOD PLANNED DEVELOPMENT
 CITY OF WEST LAFAYETTE, INDIANA

NO.	DATE	BY	CHKD.	APP'D.	REVISION	SCALE	PROJECT NO.	SHEET NO.
1	1/26/06	DMH	GAV		1/8" = 1'-0"		0513	8
2	1/27/06	DMH	GAV		1/8" = 1'-0"		0513	11

1700 Main Street, Lafayette, LA 70501 Phone (504) 435-5880 Fax (504) 435-6666



AREENSPACE CALCULATION (from report A-100-100-100-100)

DIVISIONAL AREA	= 22,548 sq.
CORPORATE AREA	= 4,103 sq. (not 22,548)
MANUFACTURING AREA	= 1,384 sq.
OFFICE AREA	= 970 sq. (not 22,548)
TOTAL ROOMS AREA	= 28,935 sq.
100-100-100-100 AREA	= 1,000 sq. (not 22,548)

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McGraw-Hill
A Division of The McGraw-Hill Companies

[illegible]

with much a thought perhaps why we do tend to disagree? When an eye on the microscope and in our world with respect and our brotherhood in faith.

C & S ENGINEERING • Civil Engineering

20300054

SITE DEVELOPMENT PLAN
LINWOOD PLANNED DEVELOPMENT
CITY OF WEST LAFAYETTE, INDIANA

01/01/2014		2	TYPE OF	CAO	1/1/A	Sheet Number
CON	PAT	3	CLASS	DIC	3/22/OK	Sequence no
1		4	TYPE AND	-1/1-A-	DATE	A-004 2/1-(66)

17th Morgan Avenue, Lisleville IN 47004 Ph: 7683 490-4361 Fax: 7683 490-4184